002.0	0003	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,600 /	778,600
					USE VALUE:	778,600 /	778,600
					ASSESSED:	778,600 /	778,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIZAL ABANISH & PRAGYA
Owner 2:	
Owner 3:	
Street 1:	81 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FAY NORMA L/ ESTATE -
Owner 2:	-
Street 1:	81 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,406 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3406.000	359,800	1,100	417,700	778,600
Total Card	0.078	359,800	1,100	417,700	778,600
Total Parcel	0.078	359,800	1,100	417,700	778,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.54 | /Parcel: 491.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	1688
GIS Ref	
GIS Ref	
Insp Date	03/01/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0003-0016.0

!168!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,100	1100	3,406.	417,700	697,900	697,900	Year End Roll	12/18/2019
2019	101	FV	218,800	1100	3,406.	443,900	663,800	663,800	Year End Roll	1/3/2019
2018	101	FV	218,800	1100	3,406.	323,800	543,700	543,700	Year End Roll	12/20/2017
2017	101	FV	218,800	1100	3,406.	282,000	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	218,800	1100	3,406.	240,200	460,100	460,100	Year End	1/4/2016
2015	101	FV	206,500	1100	3,406.	235,000	442,600	442,600	Year End Roll	12/11/2014
2014	101	FV	162,900	1100	3,406.	193,200	357,200	357,200	Year End Roll	12/16/2013
2013	101	FV	191,700	1100	3,406.	183,800	376,600	376,600		12/13/2012

PRINT

Date	Time
12/10/20	16:01:44

LAST REV

Date	Time
07/15/20	15:27:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 168

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAY NORMA L/ ES	72960-400	1	7/19/2019		911,000	No	No		
	12903-122		12/4/1975			No	No		Norma L Fay dod 4/6/2019

USER DEFINED

Prior Id # 1:	1688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2017	494	New Wind	2,100	C				
11/16/2012	1510	Manual	59,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2014	Meas/Inspect	PC	PHIL C
2/2/2009	Meas/Inspect	294	PATRIOT
3/21/2000	Inspected	264	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3406		Sq. Ft.	Site		0	80.	1.53	1									417,745						417,700	

Total AC/HA: 0.07819 | Total SF/SM: 3406 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 417,745 | Spl Credit | Total: 417,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31287873
Const Adj.:	1.00989902
Adj $ / SQ:	172.364
Other Features:	81556
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403358
Depreciation:	43563
Depreciated Total:	359795

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

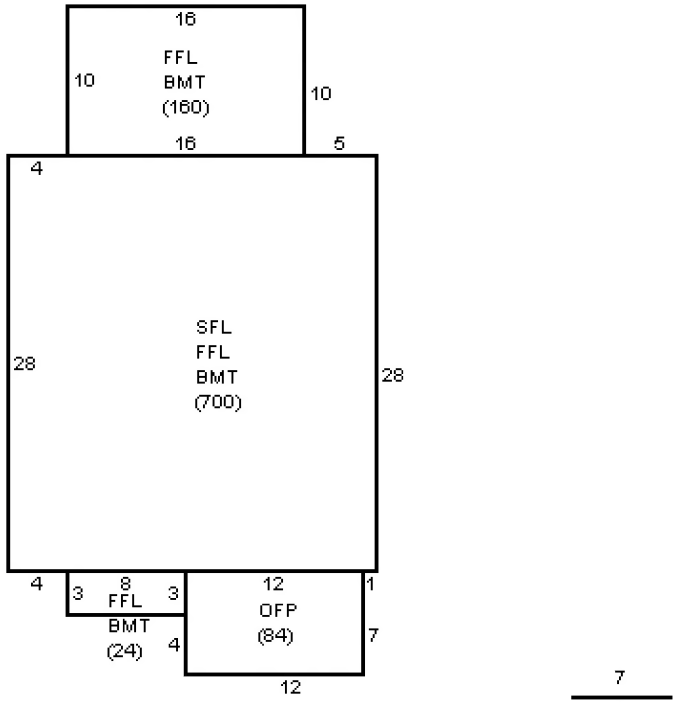
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.36
Special Features:	0	Val/Su Net:	140.99
Final Total:	359800	Val/Su SzAd	227.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	51.710	45,711
FFL	First Floor	884	172.360	152,370
SFL	Second Floor	700	172.360	120,655
OFP	Open Porch	84	36.500	3,066

Net Sketched Area:	2,552			Total:	321,802
Size Ad	1584	Gross Are	2552	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	13X20	A	AV	1940	6.77	T	40	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100